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LAW OFFICES

Mastriana & Christiansen

PROFESSIONAL ASSOCIATION

F. RONALD MASTRIANA
MICHAEL ERIC CHRISTIANSEN
STEPHEN V. HOFFMAN

FRANK A. MASTRIANA
1916-1991

2750 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33306
BROWARD (305) 555-1234
DADE (305) 940-1234
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MEMORANDUM

TO: Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

FROM: Annette Tamres *AT*

DATE: July 9, 1996

FILE/RE: ARTICLES OF INCORPORATION
BEACON PROPERTIES OF BROWARD, INC.

500001891475
-07/11/96--01088--005
****122.50 ****122.50

Attached please find check number **23713** in the amount of **\$122.50** to represent payment to file the above referenced Articles of Incorporation.

Should you have any questions, please feel free to call me. Thank you.

FILED
96 JUL 11 AM 11:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

7-12-96
148

**ARTICLES OF INCORPORATION
OF
BEACON PROPERTIES OF BROWARD, INC.**

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of the corporation is BEACON PROPERTIES OF BROWARD, INC.

ARTICLE II - DURATION

The duration of the corporation shall be perpetual.

ARTICLE III - PURPOSE

The corporation may transact any and all lawful business for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 1,000 shares of common stock of \$1.00 par value.

ARTICLE V - PRINCIPAL OFFICE

The principal office address of BEACON PROPERTIES OF BROWARD, INC., is 2460 SE 12 Street, Pompano Beach, FL 33062, which is not the same address as the registered office of the corporation.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 2750 North Federal Highway, Fort Lauderdale, Florida 33306, and the name of the initial registered agent of this corporation at that address is STEPHEN V. HOFFMAN.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time by the by-laws but shall never be less than one. The name and address of the initial directors of this corporation are:

**NEIL E. RIDDLES
2460 N.E. 12 STREET
POMPANO BEACH, FLORIDA 33062**

ARTICLE VIII - INCORPORATOR

The name and address of the person signing these Articles is Neil E. Riddles; 2460 S.E. 12 Street, Pompano Beach, Florida 33062.

ARTICLE XI - INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE X - CONFLICTS OF INTEREST

No contract or other transaction between this corporation and any other corporation, and no act of this corporation shall in any way be affected or invalidated by the fact that any of the directors of this corporation are pecuniarily or otherwise interested in any contract or transaction of this corporation, provided that the fact that he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, and any director of this corporation who is also a director or officer of such other corporation, who is so interested, may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this corporation which shall authorize any such contract or transaction, with like force and effect as if he were not

such an officer or director of such other corporation not so interested. If there shall only be one director of the corporation at the time any meeting of the Board of Directors of this corporation would otherwise be required to authorize any such contract or transaction, and if the vote or consent of such interested director may not, by statute, be counted to authorize, approve or ratify the said act, contract or transaction, then and in that event, a majority of the shareholders of the corporation shall be authorized and empowered to authorize, approve or ratify any such act, contract or transaction with the same full force and effect as if the same had been authorized.


IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 2 day of ^{July} June, 1996.


NEIL E. RIDDLES

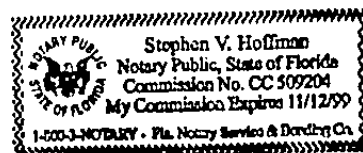
STATE OF FLORIDA)
)ss
COUNTY OF BROWARD)

Personally appeared before me, the undersigned officer, duly authorized to administer oaths and take acknowledgments, NEIL E. RIDDLES, to me well known as the person described in and who executed and subscribed to the foregoing Articles of Incorporation, and he acknowledged before me that he executed and subscribed to the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 2 day of ^{July} June, 1996..


NOTARY PUBLIC, State of Florida

My commission expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

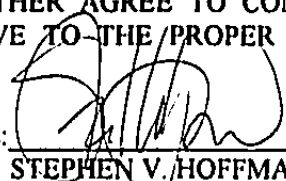
FIRST--THAT BEACON PROPERTIES OF BROWARD, INC. DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF POMPAÑO BEACH, 2460 S.E. 12 STREET, BROWARD COUNTY, FLORIDA 33062, HAS NAMED STEPHEN V. HOFFMAN, AS RESIDENT AGENT, LOCATED AT 2750 NORTH FEDERAL HIGHWAY, CITY OF FORT LAUDERDALE, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE: 
NEIL E. RIDDLES

TITLE: SUBSCRIBER

DATE: 7/2/96

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE: 
STEPHEN V. HOFFMAN

DATE: 7/2/96

FILED
96 JUL 11 AM 11:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA